

June 4 Community Meeting

Proposed Code Amendments

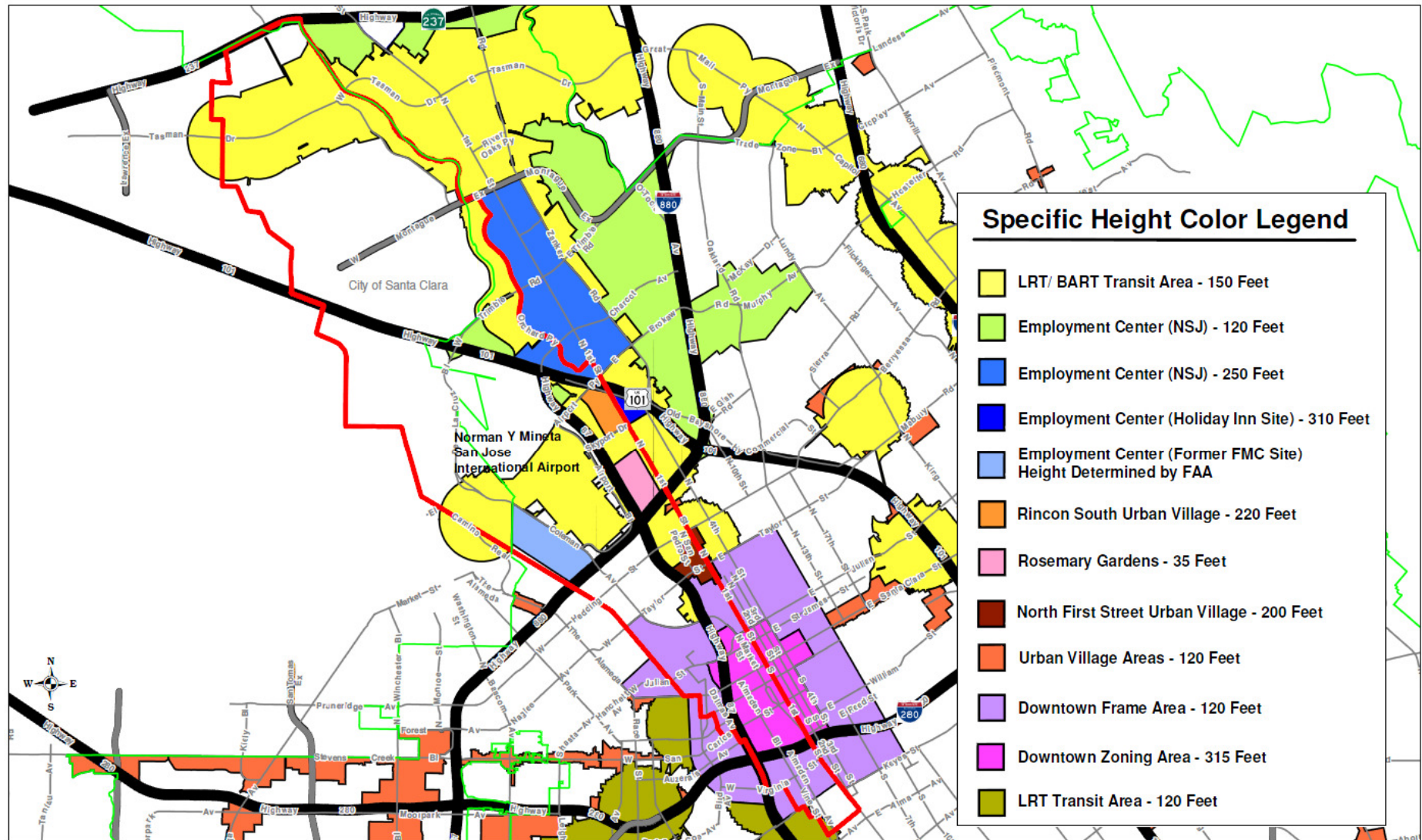
- **Envision General Plan Implementation**
- **Healthy Food – Farmer's Markets**
- **Unattended Recycled Goods Collection Boxes**
- **Sign Code (Title 23)**

Envision General Plan Implementation

Zoning Code Height Regulations

- Allow Height Exceptions within the Mineta and Reid-Hillview Airport Influence Areas
- Transfer 2020 General Plan exceptions to Zoning Code
- Support Urban Villages
- ALUC Referral – June 27 Hearing

Envision General Plan Implementation

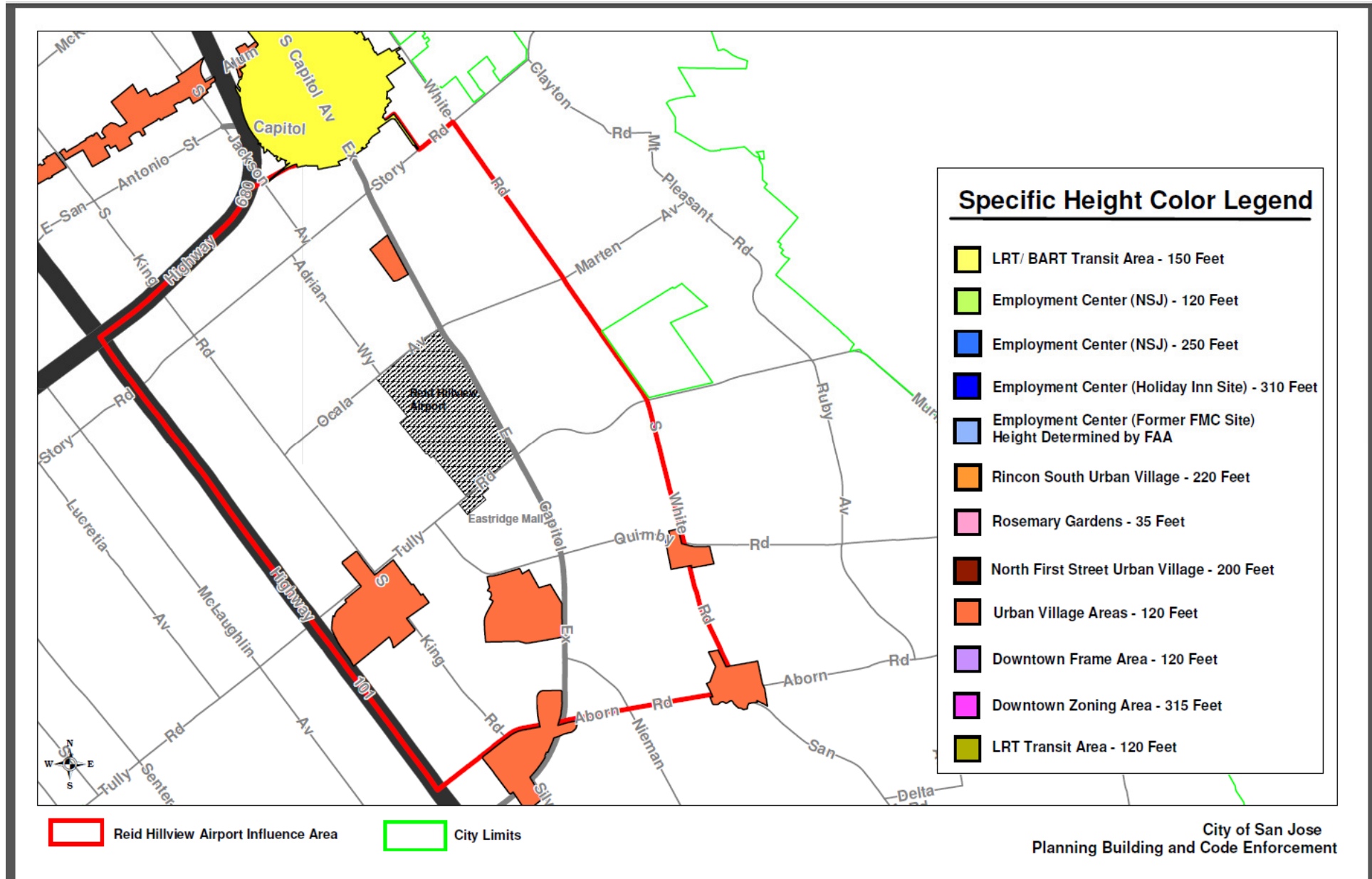


Norman Y. Mineta San Jose International Airport - Influence Area

City Limits

City of San Jose
Planning Building and Code Enforcement

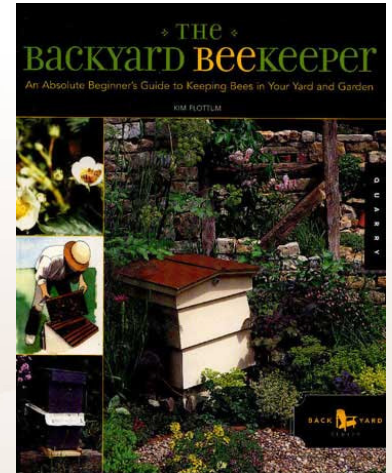
Envision General Plan Implementation



Envision General Plan Implementation

Modify Regulations for Back Yard Agriculture

- Beekeeping
Maximum of 2 hives
Setback requirements:
10 feet of property line
50 feet of neighboring residence
- Small Animals (rabbits, chickens, turkeys, geese, ducks, other fowl)
Setback requirements to nearest neighboring residence:
Up to 6 animals = 20 feet
7 – 10 animals = 40 feet
11 – 20 animals = 50 feet



Envision General Plan Implementation

Other Potential Zoning Code Changes

- **Parking Requirements**
Provide greater flexibility
Clarify use of exceptions
- **Create “Transit Employment Center” District**
Form-based district
Support greater mix of employment uses
- **Other Changes?**



Healthy Foods – Farmer's Markets



Certified Farmer's Markets

- Farmers sell directly to consumers
- Limited to agriculture products
- Approved by County Agricultural Commissioner & Health
- A grower must obtain a Certified Producer's Certificate from County's agricultural commissioner's office

Healthy Foods – Farmer's Markets

Council Priority

- “Top Ten” identified by Council in February 2012
- Improve Access to Healthy Food
- Streamline Permit Process for recurring Farmer's Markets on private property



Healthy Foods – Farmer's Markets

Envision General Plan – Major Strategy #11

Design for a Healthful Community

“The General Plan further supports Healthful Community regulatory land use policies, enabling the operation of farmer's markets, urban farming activities, and promoting the availability of healthful foods while limiting access to alcohol at retail locations. “

Healthy Foods – Farmer's Markets

Title 20, Part 16: Temporary Outdoor Uses of Private Property

Not Addressed Specifically

- A “Temporary Outdoor use of Private Property”
- Special Use Permit (< 30 Days per Year)
- Conditional Use Permit (> 30 Days per Year)

Healthy Foods – Farmer's Markets

Issues

- Number of Vendors
- Sale of Non-agricultural Products
- Use of Required Parking
- Hours of Operation
- Permit Requirements (Public Hearing)

Schedule

- Planning Commission – July
- City Council – August

Unattended Collection Boxes

Collection Box

An unattended canister, box, receptacle, or similar device, used for soliciting and collecting donations of salvageable personal property.

CA Codes (Welfare and Institutions Code)
Section 150-153



Unattended Collection Boxes

City Council “Top Ten” Priority

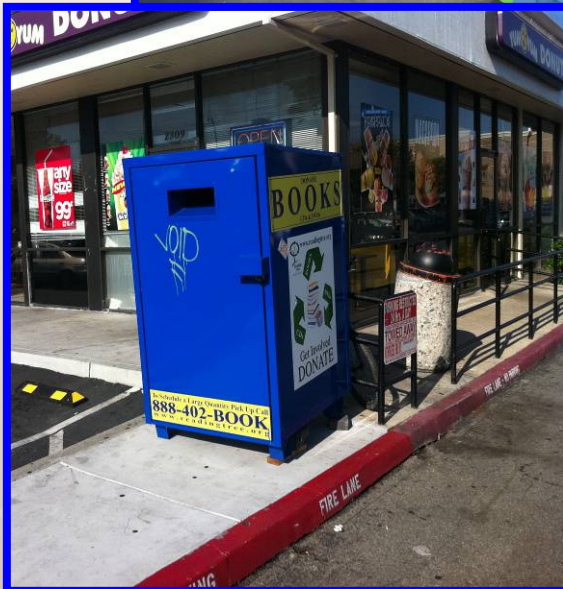
(February 2012)

Council Concerns

- Proliferation
- Without Property Owner Authorization
- Without City Permits
- Lacking Information on Operator
- Lacking Information on Use of Funds
- Junk Accumulation / Blight



Unattended Collection Boxes



Unattended Collection Boxes

Existing San Jose Municipal Code

Title 20, Part 13: Recycling Facilities

Collection Facility - a facility for the deposit or drop-off of recyclable materials.

Small Collection Facility - no more than 500 square feet and that accepts by donation, redemption, or purchase beverage containers, metals, paper, and other recyclable materials.

Large Collection Facility - area greater than 500 square feet.

Administrative Permit Required

Unattended Collection Boxes

Current Code Provisions

Required Marking

Setback min. 10 feet from street.

Not impair Landscaping

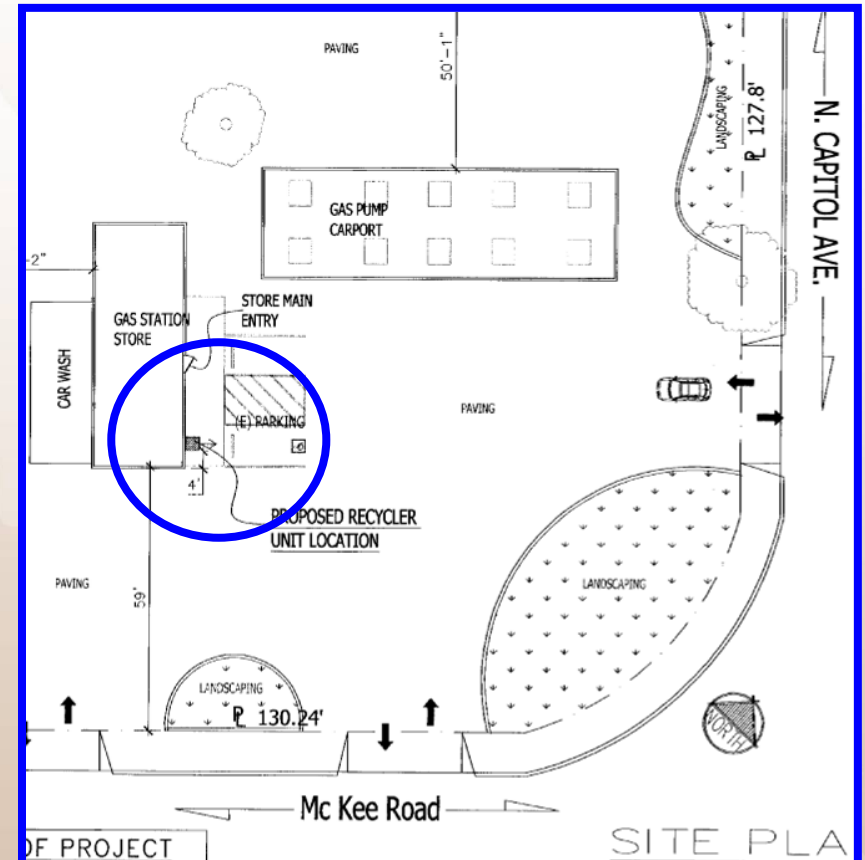
Not displace required parking.

Type of Recyclable

Operator Name and Phone #.

Site swept and maintained
dust-free, litter-free Daily

Not obstruct pedestrian and
vehicle circulation.



Unattended Collection Boxes

San Jose Curb Side Recycling



Textiles

Tie clean textiles inside a clear plastic bag.

[Recycling Basics Printable List \(PDF, 700 KB\)](#)

Recycling Cart

Clean cotton, linen, polyester, rayon and wool fabrics:

Blankets and sheets

Clothes

Garbage Cart

Boots and shoes, carpet and rugs (cut into small pieces), disposable diapers, down-filled



Unattended Collection Boxes

Issues / Questions

Continue to Allow?

Stronger Regulations?



TITLE 23

Sign Ordinance Amendments

**TITLE 23
OF THE
SAN JOSE MUNICIPAL CODE**

SIGN ORDINANCE

The Sign Ordinance, No. 24201, was adopted November 10, 1992 and became effective December 11, 1992. This edition incorporates all ordinances amending Title 23 of the Municipal Code through Ordinance No. 29013 effective February 10, 2012.

Department of Planning, Building and Code Enforcement
City of San Jose
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www.sanjoseca.gov/planning



Background

3rd Phase of the Sign Code Update

Reassess the City's sign regulations to:

- Support business development
- Promote an interesting and visually, vibrant urban landscape.
- Maintain sensitivity to concerns pertaining to visual clutter or visual blight.

Previous Phases: *June 2010, Dec. 2011*



Envision San Jose 2040 General Plan Community Design Policy

Provide and implement regulations that:

- Encourage High Quality Signage
- Promote Way finding
- Achieve Visually Vibrant Streetscapes
- Control Excessive Visual Clutter

Sign Code

Rules governing Sign:

- Type
- Quantity
- Size
- Placement
- Appearance
- Approval Processes



Sign Code Organization:

- Zoning-based Requirements
 - COMMERCIAL AND INDUSTRIAL
CO, CP, CN, CG, IP, LI, AND HI Commercial and Industrial Zoning Districts and Neighborhood Business Districts.
 - RESIDENTIAL
OS, A, R-1-RR, R-1-1, R-1-2, R-1-5, R-1-8, R-2, R-M, AND R-MH, Open Space, Agricultural, and Residential Zoning Districts.

Special Sign Zones

- Downtown
- Urban-Mixed Use Development
- Airport Sign Zone
- Neighborhood Business Districts
- Capitol Expressway Auto Mall
- Stevens Creek Boulevard
- San Pedro Square
- Oakridge/Blossom Hill Urban Village

Sign Types

- Attached
- Free-Standing

Subtypes

- Skyline
- Roof
- Fin
- Flat-mounted
- Vertical Projecting
- Programmable Electronic
- Billboards
- Temporary
- Banner
- Awning
- Real Estate
- Public Right-of Way
- Freeway



Proposed Amendment: Flat Mounted Signs

Downtown Sign Zone

Allow Higher Building Placement

(Increase from 30 to 60 ft. for
Buildings located within 200 ft
of a freeway.)

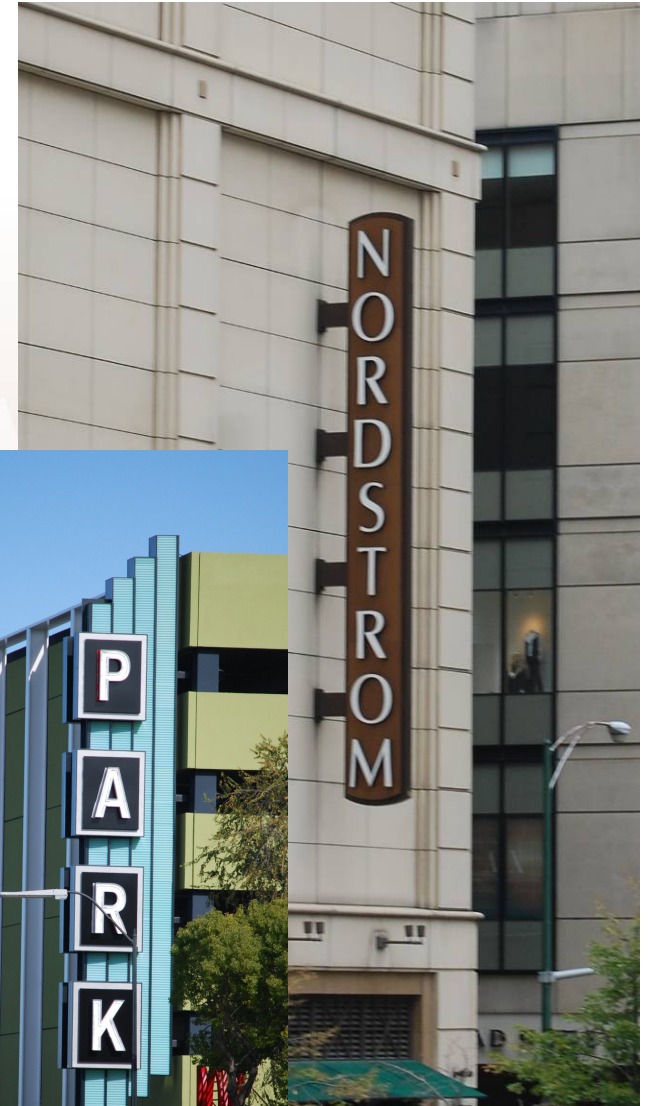


Proposed Amendment: Vertical Projecting Signs

Allow in Commercial / Industrial
Districts

Currently allowed Downtown

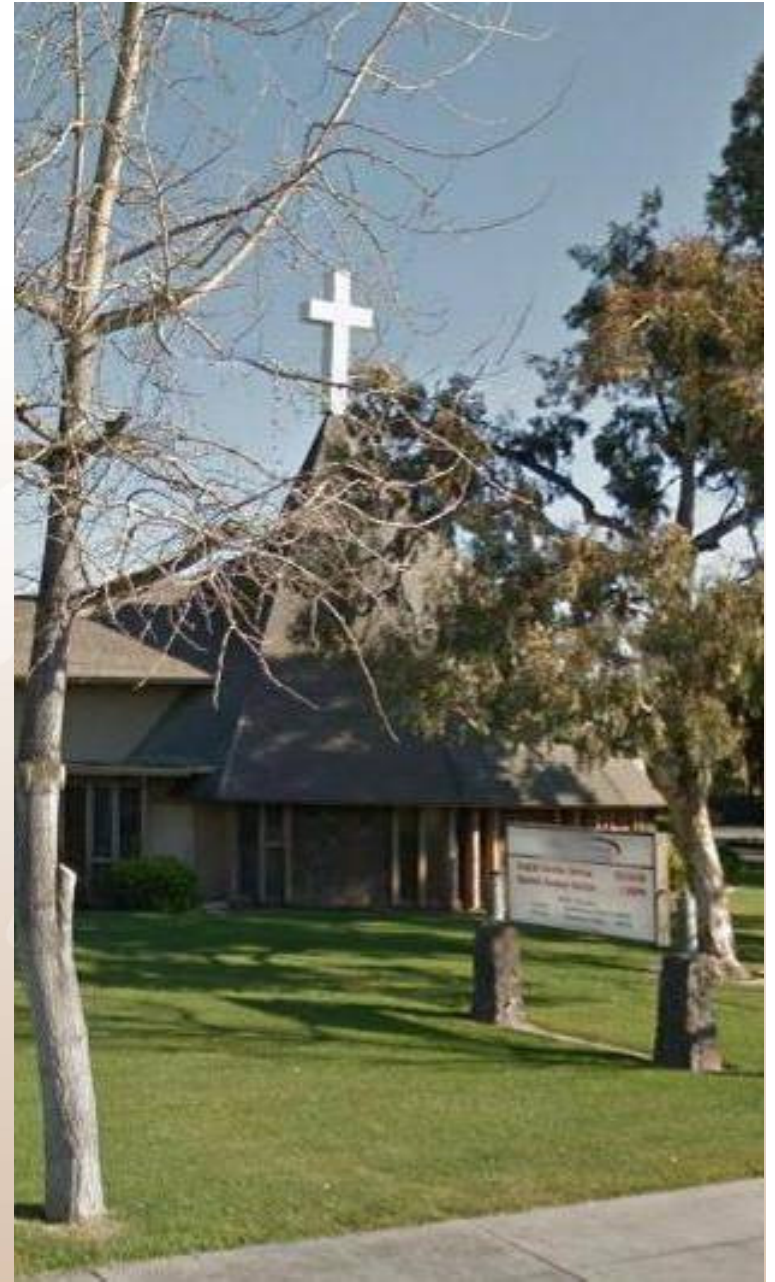
Buildings at least 50 ft in height



Signs for Non Residential Uses in Residential Zones

Allow more signs for Large Sites (200+ Feet of Street Frontage)

Allow 1 attached and 1 free standing sign



Programmable Electronic Signs

Downtown Ground Floor Spaces

Reduce length of building frontage needed to qualify for a PES.

(from 150 to 100 feet)

(75% of the total area of the sign, up to a maximum of 35 square feet)



Programmable Electronic Signs

Assembly Spaces

Small Spaces – 500-15,000 persons /
fixed seats

Large Spaces – 15,000+ persons /
fixed seats

Conform to specific standards

Size, Height, Location, Setback and
Operational Standards



Programmable Electronic Signs

Small Assembly Spaces

Indoor and outdoor spaces
(500-15,000 persons / fixed seats)

1 PES – max size based on setback

Large Assembly Spaces

Indoor and outdoor spaces
(15,000 persons / fixed seats)

2 PES Signs – max size based on setback

Standards

Size, Height, Location, Setback, Operation



Skyline Signs

Allow Non-illuminated Skyline Signs that are directly facing and visible from the river or creek located on buildings within 1000 feet from the river or creek.



Skyline Signs

Residential

Allow Skyline Signs on
residential and mixed-use
residential buildings



Next Steps

Current Schedule

City Council Hearing – June 12, 2012

Future Amendments

Tentative schedule – Fall 2012